

## TASMANIAN OFFICE.

CONFIDENTIAL:

NOT to be PUBLISHED before 17TH DECEMBER, 1959.

MAY be BROADCAST on 16TH DECEMBER, 1959.

BUILDING STATISTICS - TASMANIA, SEPTEMBER QUARTER, 1959.

The Deputy Commonwealth Statistician (Mr. H. G. Houstain) has made available the following particulars of Building Statistics for the quarter ended 30th September, 1959. More extensive comparative data for preceding periods are included in the statements issued for the June Quarter in each year.

A statement of definitions of terms used will be found on page 6.

1. NEW HOUSES COMPLETED: During the quarter ended 30th September, 1959, 619 new houses were completed (compared with 826 in June quarter, 1959 and 611 in March quarter, 1959). The 619 houses completed during September quarter, 1959 comprised 113 brick, concrete etc.; 113 veneers (brick, concrete, etc.); 374 wood; and 19 fibro-cement. Completions during the September quarters of preceding years were: 1956 - 778; 1957 - 655; and 1958 - 576.
2. NEW HOUSES COMMENCED: The number of new houses commenced during September quarter, 1959 was 573, a decrease of 97 compared with June quarter, 1959.
3. NEW HOUSES UNDER CONSTRUCTION: The number of new houses under construction at 30th September, 1959 was 1,889, a decrease of 46 compared with the 30th June, 1959 figure of 1,935. Corresponding figures as at the 30th September, in previous years are as follows: 1956 - 2,037; 1957 - 2,098; and 1958 - 2,052.

The houses under construction at the 30th September, 1959 comprised: solid brick, concrete, etc. 297 (15.7 per cent); veneers (brick, concrete, etc.) 326 (17.3 per cent); wood 1,179 (62.4 per cent); and fibro-cement, 87 (4.6 per cent).

4. NEW BUILDINGS (OTHER THAN HOUSES): The value of new buildings (other than houses) completed during September quarter, 1959 was £1,768,000 compared with £1,806,000 in June quarter, 1959 and £1,105,000 in March quarter, 1959.

During September quarter, 1959 the value of new buildings (other than houses), commenced was £2,181,000 compared with £2,268,000 in June quarter, 1959 and £1,372,000 in March quarter, 1959.

5. VALUE OF ALL BUILDINGS: The value of all buildings, including houses, completed in Tasmania during September quarter, 1959 was £3,739,000, a decrease of £566,000 compared with June quarter, 1959 and an increase of £673,000 compared with September quarter, 1958. New houses valued at £1,971,000 comprised 52.7 per cent of the total value of completions.

The value of new buildings commenced during September quarter, 1959 was £3,974,000 a decrease of £344,000 compared with June quarter, 1959 and £435,000 more than September quarter, 1958.

The value of new buildings under construction at 30th September, 1959 was £13,348,000.

6. VALUE OF WORK DONE ON NEW BUILDINGS: The value of work done on new buildings during September quarter, 1959 was £3,904,000 compared with £3,861,000 in June quarter, 1959 and £3,525,000 in September quarter, 1958. Of the September quarter, 1959 total, £1,777,000 or 45.5 per cent represented work done in respect of houses. Hobart and Suburbs accounted for £1,828,000 or 46.8 per cent of the total value, Launceston and Suburbs for £597,000 or 15.3 per cent and the rest of the State for £1,479,000 or 37.9 per cent.

7. PERSONS WORKING ON NEW BUILDINGS: (See Note 5 on page 6). There were 5,911 persons including 1,501 working principals engaged on the construction of new buildings at 30th September, 1959. Of these, 2,762 were carpenters by trade, 433 bricklayers and 1,168 builders' labourers.

Of the 5,911 persons engaged at 30th September, 1959, 4,760 were working on private contract jobs, 650 on owner-built jobs and 501 on Government day labour projects. The returns indicated that 2,531 were working on new houses, 294 on new flats, 2,258 on other new buildings, 105 on alterations and additions to houses, 7 on alterations and additions (including conversions) to flats, 373 on alterations and additions to other buildings and 343 on repair and maintenance work.

1. CONSTRUCTION OF NEW BUILDINGS - TASMANIA - SEPTEMBER QUARTER, 1959.

Kind of Building and Construction Agency	Commenced during September Qtr., 1959		Completed during September Qtr., 1959		Under Construc- tion at 30th September, 1959		Value of Work done during September Qtr. 1959
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
<b>1. Houses:</b>		£'000		£'000		£'000	£'000
(i) Private Contractors:							
On Private Account	260	899	251	877	403	1,484	817
On Govt. A/c.	69	204	117	361	68	207	237
(ii) Govt. Day Labour:	74	245	22	74	133	432	107
(iii) Owner Builders:	170	445	229	659	1,285	3,624	616
<b>Total Houses:</b>	<b>573</b>	<b>1,793</b>	<b>619</b>	<b>1,971</b>	<b>1,889</b>	<b>5,747</b>	<b>1,777</b>
<b>2. Flats (b):</b>							
(i) Private Contractors:							
On Private Account	47	105	37	57	81	202	62
On Govt. A/c.	-	-	-	-	82	297	41
<b>3. Shops:</b>							
(i) Private Contractors:							
On Private Account	20	147	28	91	25	323	94
<b>4. Hotels, Guest Houses:</b>							
(i) Private Contractors:							
On Private Account	3	59	2	54	19	260	74
<b>5. Office Premises:</b>							
(i) Private Contractors:							
On Private Account	7	117	10	427	10	174	131
On Govt. A/c.	8	96	1	1	7	95	24
(ii) Govt. Day Labour:	2	34	1	45	2	34	10
<b>6. Other Business Premises:</b>							
(i) Private Contractors:							
On Private Account	25	351	21	214	33	768	286
On Govt. A/c.	4	22	3	30	9	208	50
(ii) Govt. Day Labour:	1	5	-	-	1	5	4
<b>7. Factories:</b>							
(i) Private Contractors:							
On Private Account	19	284	12	130	26	597	216
On Govt. A/c.	-	-	1	4	3	45	27
<b>8. Entertainment &amp; Recreation:</b>							
(i) Private Contractors:							
On Private Account	4	21	2	9	8	69	21
On Govt. A/c.	1	10	-	-	1	10	2
<b>9. Education Buildings:</b>							
(i) Private Contractors:							
On Private Account	-	-	5	10	3	216	34
On Govt. A/c.	9	573	17	192	25	2,077	555
<b>10. Religious Buildings:</b>							
(i) Private Contractors:							
On Private Account	1	3	3	17	5	30	16
<b>11. Health Buildings:</b>							
(i) Private Contractors:							
On Private Account	-	-	3	60	4	50	29
On Govt. A/c.	11	167	5	82	16	1,337	169
<b>12. Other New Buildings:</b>							
(i) Private Contractors:							
On Private Account	21	143	27	154	19	293	111
On Govt. A/c.	21	44	22	54	26	477	141
(ii) Govt. Day Labour:	-	-	8	77	3	34	30
<b>Total Other New Buildings:</b>	<b>204</b>	<b>2,181</b>	<b>208</b>	<b>1,768</b>	<b>408</b>	<b>7,601</b>	<b>2,127</b>
<b>All New Buildings:</b>							
(i) Private Contractors:							
On Private Account	407	2,129	401	2,160	636	4,466	1,891
On Govt. A/c.	123	1,116	166	724	237	4,753	1,246
(ii) Govt. Day Labour:	77	284	31	196	139	505	151
(iii) Owner Builders:	170	445	229	659	1,285	3,624	616
<b>GRAND TOTAL:</b>	<b>777</b>	<b>3,974</b>	<b>827</b>	<b>3,739</b>	<b>2,297</b>	<b>13,348</b>	<b>3,904</b>

- (a) When completed, excluding cost of land on which building is erected.  
(b) Number indicates number of individual flats provided as new dwellings.



2. SUMMARY: NEW HOUSES - BUILDING PERMITS ISSUED AND  
CONSTRUCTION, SEPTEMBER QUARTER, 1959.

Municipality	Building Permits Issued During Quarter		Commenced During Quarter		Completed During Quarter		Under Construction at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
		£'000		£'000		£'000		£'000
Hobart, City	43	183	56	214	56	234	180	734
Hobart, Suburbs:								
Clarence (b)	76	260	67	229	45	160	202	701
Glenorchy	90	304	79	279	74	253	318	1,094
Kingborough (b)	9	29	12	44	12	41	42	153
Total Suburbs:	175	593	158	552	131	454	562	1,948
Total Hobart and Suburbs:	218	776	214	766	187	688	742	2,682
Launceston, City	46	177	31	122	48	168	124	427
Launceston, Suburbs:								
Beaconsfield (b)	18	63	14	50	12	38	47	155
Lilydale (b)	17	44	13	36	2	7	25	69
St. Leonards (b)	39	121	33	113	24	82	100	319
Westbury (b)	3	10	4	10	8	25	17	55
Total Suburbs:	77	238	64	209	46	152	189	598
Total Launceston and Suburbs:	123	415	95	331	94	320	313	1,025
All Other Areas (c)	305	770	264	696	338	963	834	2,040
Total Tasmania: -								
September Quarter, 1959	646	1,961	573	1,793	619	1,971	1,889	5,747
June Quarter, 1959	591	1,807	670	2,050	826	2,499	1,935	5,916
March Quarter, 1959	596	1,786	630	1,864	611	1,817	2,091	6,306
December Quarter, 1958	587	1,698	584	1,787	564	1,657	2,072	6,247
September Quarter, 1958	674	2,015	679	2,072	576	1,676	2,052	6,106

(a) Value when completed.

(b) Suburban area only of this Municipality.

(c) For individual Municipalities, see table 3 on page 4.

**3. BUILDING PERMITS ISSUED AND CONSTRUCTION OF NEW HOUSES CLASSIFIED IN  
STATISTICAL DIVISIONS & LOCAL GOVERNMENT AREAS, SEPTEMBER QUARTER, 1959.**  
(Includes Owner-built Houses)

Statistical Division and Local Government Areas	Building Per- mits issued during Quarter		Commenced during Quarter		Completed during Quarter		Under Construc- tion at enf of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
<b>URBAN DIVISION:</b>		£'000		£'000		£'000		£'000
Hobart City	43	183	56	214	56	234	180	734
Hobart Suburbs	175	593	158	552	131	454	562	1,948
Launceston City	46	177	31	122	48	168	124	427
Launceston Suburbs	77	238	64	209	46	152	189	598
<b>Total Urban Division:</b>	<b>341</b>	<b>1,191</b>	<b>309</b>	<b>1,097</b>	<b>281</b>	<b>1,008</b>	<b>1,055</b>	<b>3,707</b>
<b>NORTH-WESTERN DIVISION:</b>								
Burnie	42	123	48	138	41	116	60	194
Circular Head	10	23	9	26	4	11	29	71
Deloraine	5	7	3	6	11	41	13	38
Devonport	27	93	24	80	33	97	82	246
Kentish	3	6	4	9	3	8	6	13
King Island	4	9	22	59	18	54	25	70
Latrobe	4	8	2	2	5	9	20	33
Penguin	7	21	16	48	11	32	28	78
Ulverstone	24	65	10	34	19	52	53	148
Wynyard	17	45	13	37	19	54	47	113
<b>Total North-Western Div:</b>	<b>143</b>	<b>400</b>	<b>151</b>	<b>439</b>	<b>164</b>	<b>474</b>	<b>363</b>	<b>1,004</b>
<b>NORTH-EASTERN DIVISION:</b>								
Beaconsfield (b)	22	57	22	54	16	36	52	109
Fingal	2	5	-	-	2	3	7	13
Flinders	1	1	-	-	1	5	1	2
George Town	12	28	4	13	10	26	32	80
Lilydale (b)	-	-	1	1	1	1	5	7
Portland	11	16	2	4	4	9	12	18
Ringarooma	1	2	-	-	1	4	3	9
Scottsdale	13	36	7	19	8	24	26	55
<b>Total North-Eastern Div:</b>	<b>62</b>	<b>145</b>	<b>36</b>	<b>91</b>	<b>43</b>	<b>108</b>	<b>138</b>	<b>293</b>
<b>NORTH-MIDLAND DIVISION:</b>								
Evandale	1	4	1	5	6	13	7	24
Longford	12	35	10	28	48	165	38	93
St. Leonards (b)	-	-	-	-	-	-	8	19
Westbury (b)	2	4	8	23	3	7	12	31
<b>Total North-Midland Div:</b>	<b>15</b>	<b>43</b>	<b>19</b>	<b>56</b>	<b>57</b>	<b>185</b>	<b>65</b>	<b>167</b>
<b>MIDLAND DIVISION:</b>								
Bothwell	1	9	-	-	-	-	1	9
Campbell Town	2	2	1	1	2	6	2	4
Hamilton	2	3	2	6	-	-	6	12
Oatlands	3	7	4	8	2	19	6	14
Ross	1	7	1	1	-	-	4	7
<b>Total Midland Division:</b>	<b>9</b>	<b>28</b>	<b>8</b>	<b>16</b>	<b>4</b>	<b>25</b>	<b>19</b>	<b>46</b>
<b>SOUTH-EASTERN DIVISION:</b>								
Brighton (c)	-	-	-	-	-	-	-	-
Clarence (b)	9	25	3	6	8	16	58	129
Glamorgan	5	11	3	6	1	4	15	25
Green Ponds (c)	-	-	1	4	1	4	-	-
Richmond (c)	-	-	1	2	7	19	1	3
Sorell	29	45	19	26	10	19	71	118
Spring Bay	1	3	3	8	5	8	8	18
<b>Total South-Eastern Div:</b>	<b>44</b>	<b>84</b>	<b>30</b>	<b>52</b>	<b>32</b>	<b>70</b>	<b>153</b>	<b>293</b>
<b>SOUTHERN DIVISION:</b>								
Bruny	4	4	2	1	-	-	2	1
Esperance	1	2	3	6	1	3	8	20
Huon	9	23	6	16	6	14	11	31
Kingborough (b)	6	18	5	12	5	16	21	45
New Norfolk	1	1	2	5	18	48	21	47
Port Cygnet	7	12	2	3	4	8	5	10
Tasman	2	2	1	2	2	4	10	14
<b>Total Southern Division:</b>	<b>30</b>	<b>62</b>	<b>21</b>	<b>45</b>	<b>36</b>	<b>93</b>	<b>78</b>	<b>168</b>
<b>WESTERN DIVISION:</b>								
Gormanston	-	-	(d)-1	(d)-3	-	-	-	-
Queenstown	2	8	-	-	2	8	17	67
Strahan	-	-	-	-	-	-	1	2
Zeehan	-	-	-	-	-	-	-	-
<b>Total Western Division:</b>	<b>2</b>	<b>8</b>	<b>-1</b>	<b>-3</b>	<b>2</b>	<b>8</b>	<b>18</b>	<b>69</b>
<b>Total Country Divisions:</b>	<b>305</b>	<b>770</b>	<b>264</b>	<b>696</b>	<b>338</b>	<b>963</b>	<b>834</b>	<b>2,040</b>
<b>TOTAL TASMANIA</b>	<b>646</b>	<b>1,961</b>	<b>573</b>	<b>1,793</b>	<b>619</b>	<b>1,971</b>	<b>1,889</b>	<b>5,747</b>

(a), Value when completed. (b) Country area only of this Municipality. (c) Building permits not issued in this Municipality; see definitions of terms used, page 6, paragraph 7. (d) One house previously commenced, now abandoned.



4. CONSTRUCTION OF NEW HOUSES ACCORDING TO TYPE

Particulars		Brick, Concrete, etc.		Wood	Prefab- ricated Wood	Fibro- Cement	Total
		Solid	Veneer				
SEPTEMBER QUARTER, 1959.							
<u>Commenced</u>	Number	54	146	349	-	24	573
<u>During</u>	% of Total Number	9.4	25.5	60.9	-	4.2	100.0
<u>Quarter</u>	Value £'000	257	533	968	-	35	1,793
	Average Cost £ (a)	4,759	3,651	2,774	-	1,458	3,129
<u>Completed</u>	Number	113	113	374	-	19	619
<u>During</u>	% of Total Number	18.3	18.3	60.4	-	3.0	100.0
<u>Quarter</u>	Value £'000	475	418	1,052	-	26	1,971
	Average Cost £ (a)	4,204	3,699	2,813	-	1,368	3,184
<u>Under</u>	Number	297	326	1,179	-	87	1,889
<u>Construction</u>	% of Total Number	15.7	17.3	62.4	-	4.6	100.0
<u>at 30th September,</u>	Value £'000	1,194	1,156	3,274	-	123	5,747
<u>1959.</u>	Average Cost £ (a)	4,020	3,546	2,777	-	1,414	3,042
JUNE QUARTER, 1959.							
<u>Commenced</u>	Number	63	119	465	-	23	670
<u>During</u>	% of Total Number	9.4	17.8	69.4	-	3.4	100.0
<u>Quarter</u>	Value £'000	273	420	1,325	-	32	2,050
	Average Cost £ (a)	4,333	3,529	2,849	-	1,391	3,060
<u>Completed</u>	Number	103	120	577	-	26	826
<u>During</u>	% of Total Number	12.5	14.4	69.9	-	3.2	100.0
<u>Quarter</u>	Value £'000	420	443	1,595	-	41	2,499
	Average Cost £ (a)	4,078	3,692	2,764	-	1,577	3,025
<u>Under</u>	Number	356	293	1,204	-	82	1,935
<u>Construction</u>	% of Total Number	18.4	15.1	62.2	-	4.3	100.0
<u>at 30th June,</u>	Value £'000	1,417	1,043	3,344	-	112	5,916
<u>1959.</u>	Average Cost £ (a)	3,980	3,560	2,777	-	1,366	3,057

(a) Average cost is obtained by dividing total number of houses commenced, completed and under construction into the total value of houses commenced, completed and under construction respectively, as stated by builders. As averages, they relate to houses of the size and standard commenced, completed and under construction in the relevant period, and cannot be regarded as indicative of the relative cost of erecting houses of a particular size, material or standard.

5. VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING SEPTEMBER QUARTER, 1959.

Kind of Building	Hobart			Launceston			Rest of State	Total Tasmania	Percentage of Total
	City	Suburbs	City & Suburbs	City	Suburbs	City & Suburbs			
Houses:	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Brick, Concrete, etc. -									
Solid	85	86	171	27	25	52	97	320	8.2
Veneer	49	133	182	94	88	182	86	450	11.5
Wood	68	278	346	31	36	67	566	979	25.1
Fibro-Cement	2	2	4	-	-	-	24	28	0.7
Other	-	-	-	-	-	-	-	-	-
Total Houses:	204	499	703	152	149	301	773	1,777	45.5
Flats	97	-	97	5	-	5	1	103	2.6
Shops	30	7	37	-	2	2	55	94	2.4
Hotels, Guest Houses	7	8	15	18	-	18	41	74	1.9
Office Premises	123	9	132	5	-	5	28	165	4.2
Other Business Premises	58	63	121	68	16	84	135	340	8.7
Factories	4	86	90	59	25	84	69	243	6.2
Entertainment and Recreation	-	-	-	3	3	6	17	23	0.6
Educational Buildings	144	292	436	35	-	35	118	589	15.2
Religious Buildings	4	1	5	-	8	8	3	16	0.4
Health Buildings	30	1	31	26	10	36	131	198	5.1
Other New Buildings	25	136	161	12	1	13	108	282	7.2
Total Other Buildings	522	603	1,125	231	65	296	706	2,127	54.5
Total New Buildings	726	1,102	1,828	383	214	597	1,479	3,904	100.0
Percentage of Total	18.6	28.2	46.8	9.8	5.5	15.3	37.9	100.0	-

6. PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDER OF NEW BUILDINGS  
IN TASMANIA AT 30TH SEPTEMBER, 1959.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	821	Carpenters	2,762	New Buildings:	
Sub-Contractors	680	Bricklayers	433	Houses	2,531
Wage Earners	4,410	Painters	399	Flats	294
		Electricians	216	Other New Buildings	2,258
		Plumbers	306	Additions & Altera-	
		Builders' Labourers	1,168	tions (b):	
		Others	627	Houses	105
				Flats	7
				Other Buildings	373
				Repairs & Maint-	
				enance (b):	343
Total:	5,911	Total:	5,911	Total:	5,911

(a) Includes estimate for persons working on owner-built jobs.

(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

DEFINITIONS OF TERMS USED.

- Owner-Builder: For the purpose of building statistics in this Bulletin, an owner-buildider is a person who is actually building his own house or is having his house built under his own direction without the services of a contractor who is responsible for the whole job.
- Commenced: A building is regarded as having been commenced when work on the foundation has begun. Owing to the difficulty of defining the exact point that this represents in building Operations, classifications made by Builders may not be entirely uniform.
- Completed: A building is regarded as having been completed when the contractor has fulfilled the terms of the contract. As with commencements, the classifications made may not be entirely uniform.
- Under Construction: A building under construction at the end of a period is so classified if work on it is proceeding.
- Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, and their employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some persons engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. Because of frequent movement between jobs and because some persons (e.g. electricians) may work on several jobs which are under construction simultaneously, some duplication may occur. The figures include estimates for persons working on owner-built houses.
- Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.
- Building Permits: Figures relating to Building Permits include details of:
  - Permits issued by Local Governmental Authorities for the construction of private buildings.
  - Contracts let and day labour projects commenced by Governmental Authorities.
  - Private buildings reported to have been commenced in those municipalities which do not issue building permits.
- Explanatory Notes: All figures in this bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings. Major new additions to existing buildings are included as new buildings. Minor additions, alterations, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who are engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.